

**WATERFORD POINT
CONDOMINIUM ASSOCIATION
801 SOUTH FEDERAL HIGHWAY
POMPANO BEACH, FLORIDA**

**BOARD OF DIRECTORS MEETING
Tuesday, JAN 17, 2006**

7:30 P.M.

AGENDA

1. OPEN SESSION FOR QUESTIONS & DISCUSSION FROM AUDIENCE
2. CALL MEETING TO ORDER AT 8:00 P.M.
3. ESTABLISH A QUORUM
4. REVIEW AND ADOPT PREVIOUS MINUTES
5. TREASURER'S REPORT
6. Approve Budget for 2006
7. RATIFY APPROVAL OF FOLLOWING LESSEES
 - Unit # 1019 - James Kendall - 1 Year Lease
 - Unit # 517 – Sam Rahman – 1 Year Lease
 - Unit # PH 7 – Jules Gross – 6 month Lease
8. COMMITTEE REPORTS
9. CORRESPONDENCE

**WATERFORD POINT CONDOMINIUM ASSOCIATION
MINUTES OF DEC 20, 2005 BOARD MEETING**

Board members present were Stan Mikulski, Vincent Catania, Jan Van Schaik, Marge Kilroy, Helen Altman and Rosina Armenti. There were 29 unit owners present.

After an open session for questions and discussion, the meeting was called to order. Jan Van Schaik read the minutes of the Nov 15, 2005 meeting. Vincent Catania made a motion to accept the minutes as read, and Rosina Armenti seconded the motion and it was so passed.

Treasurers Report:

➤ Total Cash on Hand	\$ 41,803.09
➤ Total Reserve	\$188,258.10
➤ Total Revenue	\$551,190.82
➤ Total Expenses	\$551,635.16
➤ Net Surplus/Deficit	\$ (444.34)

We have \$12,00.00 in delinquent association fees.

Stan made a statement that our books are open to all owners anytime they wish to see them. They can go to Campbell Property for any information they wish to see. Just call Ruth at Campbell Property Management.

Jan Van Schaik made a motion to ratify the approval the following Purchasers and Lessees:

- **Unit # 901 – Michael Verdi**

The motion was approved by Marge Kilroy, was seconded by Rosina Armenti and so passed.

Stan also stated that we put some of the \$30,000 in damages from Hurricanes Rita and Katrina. The tree debris and others things totaled about \$18,000.00. Elevator loss about \$500 to put them back in order. Diesel fuel \$1000.00 for both storms. The fence could be about \$15,000.00. We are working on estimates at the moment. These expenses were put into the 2006 budget rather than do another special assessment at this time.

Vinnie made a motion to approve the budget as submitted. The motion was seconded by Marge Kilroy and so passed.

Ron Miller gave a report on the Property improvement Committee. We have put in new flowers and plants around waterfall and there is still some left to do. We are also working on the fencing around pool and front area.

There being no further business, Helen Altman made a motion to adjourn the meeting at 8:30 P.M. and Rosina Armenti seconded the motion. The next meeting is scheduled for Tuesday, January 17, 2006, at 7:30P.M.

Respectfully submitted,
Jan Van Schaik